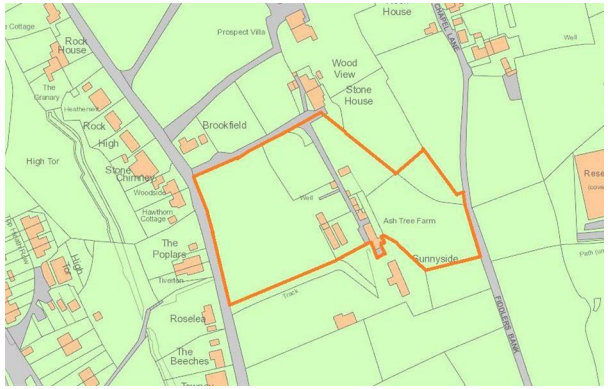
Whittaker & Biggs Est. 1930
Rostons Group







Ashtree Farm St Annes Vale, Brown Edge, Staffordshire, ST6 8TA

Offers In The Region Of £675,000

- Four bedroom smallholding
- Contemporary kitchen/breakfast room and bathroom
- Stunning features throughout
- Ideal for those with Equestrian Interests
- Renovated to an excellent standard throughout
- A number of timber buildings
- Semi-rural location within the village
- Approximately 2.15 acres of land
- Large driveway
- Catchment to Endon High School

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Ashtree Farm St Annes Vale, Brown Edge ST6 8TA

Welcome to this charming four-bedroom detached house, nestled in the picturesque village of Brown Edge, Staffordshire Moorlands. Set within approximately 2.15 acres of land, this delightful smallholding is perfect for those with equestrian interests or simply seeking a tranquil lifestyle surrounded by nature.

This impressive property has been thoughtfully renovated to a high standard, seamlessly blending modern comforts with its original character and charm. Upon entering, you will find three spacious reception rooms, providing ample space for relaxation and entertaining. The contemporary kitchen is equipped with integrated appliances, making it a joy for any home cook.

The property boasts two well-appointed bathrooms, ensuring convenience for family living. Outside, you will discover a variety of useful structures, including workshops, a garage, and three timber buildings, all of which offer excellent potential for various uses. The walled paddock at the front and additional paddocks

4 2 3

Council Tax Band: F





Entrance Hallway / Utility Room
9'3" x 11'7"
Stable UPVC double glazed door to the front elevation, range of fitted high gloss units to the base and eye level, stainless steel sink unit with chrome mixer tap, UPVC double glazed window to the front elevation, plumbing for washing machine, anthracite wall mounted radiator, loft access, tiled flooring, inset downlights. - Size : - 9' 3" x 11' 7" (2.82m x 3.54m)

Shower Room
5'9" x 10'7"
Corner shower cubicle with chrome fitment, lower level WC, pedestal wash hand basin, radiator, partly tiled, UPVC double glazed window to the rear elevation, chrome heated ladder radiator, extractor fan. - Size : - 5' 9" x 10' 7" (1.76m x 3.23m)

Breakfast Kitchen
11'7" x 23'7"
Range of fitted units to the base and eye level, space for freestanding American style fridge/freezer, tiled flooring, UPVC double glazed patio doors and windows to the front elevation, breakfast bar, two Velux style windows to the rear elevation, wall mounted radiator, dual electric Zanussi fan assisted ovens and grills, AEG extractor fan, Zanussi five ring gas hob, Zanussi integral dishwasher, fitted bin storage, UPVC double glazed window to the front and side elevation, inset downlights, composite style one and half bowl sink unit with mixer tap, radiator. - Size : - 11' 7" x 23' 7" (3.54m x 7.18m)

Living Room (incorporating Dining Area)
22'11" x 36'5"
Dining Area - Oak Herringbone flooring, traditional cast iron radiator, fire set within stone hearth, surround and wood mantle, two UPVC double glazed windows to the front elevation, UPVC double glazed door to the front elevation, two traditional style radiators, feature wood beams.

Living Room - Oak Herringbone flooring, traditional style radiator, two UPVC double glazed windows to the front elevation, feature wood beams, fireplace with brick surround, stone hearth and wood mantle incorporating multi fuel burner. - Size : - 22' 11" x 36' 5" (6.98m x 11.09m)

Study
8'10" x 8'11"
Traditional style radiator, UPVC double glazed window to the side elevation, inset downlights, feature beams. - Size : - 8' 10" x 8' 11" (2.70m x 2.71m)

Inner Hallway
Herringbone oak flooring, UPVC double glazed patio doors to the rear elevation, storage cupboard off, stairs to the first floor. - Size : -

First Floor
Size :

Landing
0'0"
Two built in cupboards, radiator, Velux style window to the rear elevation, inset downlights. - Size : - 0

Bedroom One
13'10" x 14'9"
Radiator, UPVC double glazed windows to the front and side elevation, inset downlights, storage cupboard. - Size : - 13' 10" x 14' 9" (4.21m x 4.50m)

Bedroom Two
8'11" x 9'0"
UPVC double glazed window to the front and side elevation, radiator, loft access, built in storage cupboard housing gas fired Ideal combi boiler, cctv/alarm equipment. - Size : - 8' 11" x 9' 0" (2.72m x 2.74m)

Bedroom Three
9'8" x 11'9"
UPVC double glazed window to the front elevation, radiator, inset downlights, loft access. - Size : - 9' 8" x 11' 9" (2.95m x 3.59m)

Bedroom Four
9'6" x 11'11"
UPVC double glazed window to the rear elevation, radiator, inset downlights. - Size : - 9' 6" x 11' 11" (2.89m x 3.63m)

Bathroom
8'10" x 9'8"
Panelled Whirlpool style bath with chrome fitment and shower attachment, partly tiled, chrome heated ladder radiator, vanity unit with chrome mixer tap, lower level WC, UPVC double glazed window to the front elevation. - Size : - 8' 10" x 9' 8" (2.69m x 2.94m)

Outside
0'0"
To the front is area laid to gravel, power socket, outside water tap, courtesy lighting, walled boundary, decked area, gravel area, area laid to lawn, Paddock with walled and fenced boundary. Gated driveway laid to gravel with access to the garage, timber building with power and light, timber garage shelter with workshop, stone building with a tiled roof which is currently used a log store.

To the rear is walled boundary, paved patio, courtesy lighting, stepped access to paddocks of land with mature trees and shrubs. - Size : - 0

Garage
23'9" x 11'5"
Power and light, UPVC double glazed door to the side elevation, Garage door to the side elevation. - Size : - 23' 9" x 11' 5" (7.24m x 3.49m)

Workshop One
10'7" x 8'3"
UPVC double glazed window to the front elevation, power and light. - Size : - 10' 7" x 8' 3" (3.23m x 2.51m)

Workshop Two
11'1" x 14'9"
UPVC double glazed window to the front elevation, UPVC double glazed door to the front elevation, power and light connected. - Size : - 11' 1" x 14' 9" (3.38m x 4.50m)

Services
Mains Gas
Mains Water
Mains Electric
Mains Drainage - Size : -

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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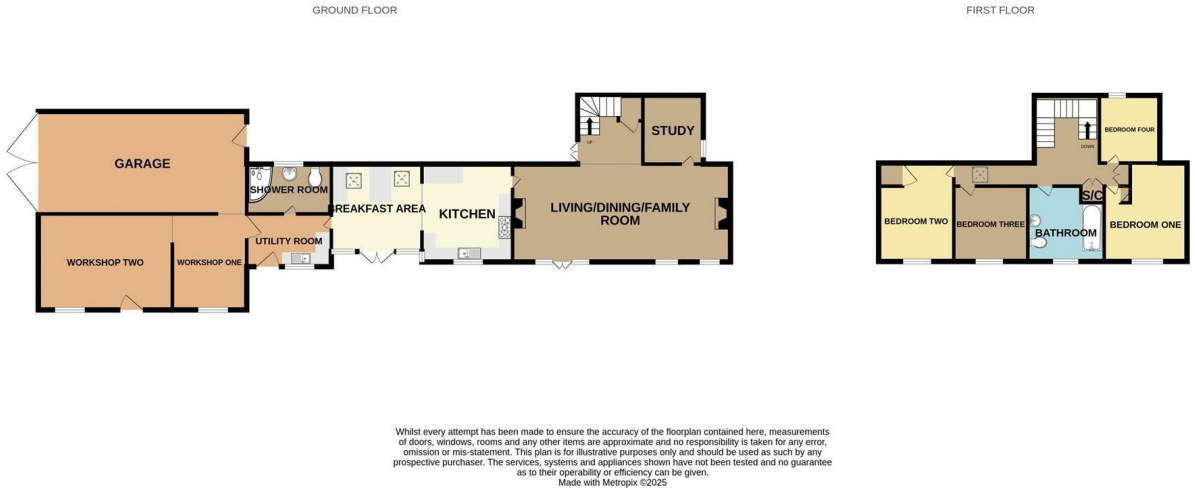


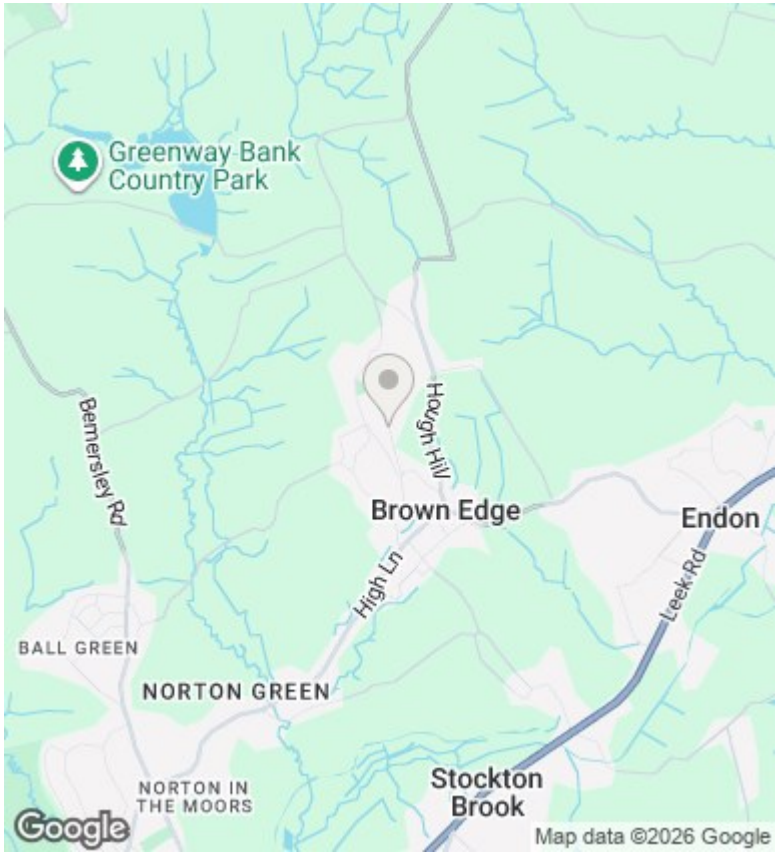












Directions

From our Derby Street, Leek, offices proceed along Haywood Street, continue over the traffic lights into Broad Street. Upon reaching the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road, follow this road out of the town passing through the village of Longsdon

Photo Editing Disclaimer:

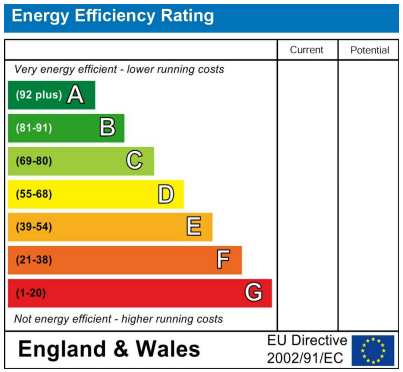
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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F



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